

ROCKY HILL PLANNING BOARD
Minutes of the October 11, 2005 Regular Meeting

Present: Ayrey, Cann, Harris, Pihokken, Roshetar, Whitlock, Youtz, Yuchmow

Absent: Hasser, Nolan, Oakley

Also present: S. Lawless and K. Philip

Statement Of Adequate Notice

A notice of this meeting's date, time, place and agenda was mailed to the news media and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Chairperson's Comments and Correspondence

C. Pihokken stated that a group made up of Planning Board members, Council and professionals attended a technical review meeting in Montgomery one week ago. Discussions centered on technical review for the WAWA parcel on the corner of Route 518 and Route 206. C. Pihokken advised that a new convenience store and gas station is proposed at that location and Rocky Hill representatives were invited to the meeting, he stated that B. Nolan and V. Bollheimer spoke on behalf of the Borough, B. Nolan told the committee that the Montgomery Mayor previously confirmed our involvement during the review process but we were advised of the technical review only one week prior therefore we were not given adequate notice. V. Bollheimer spoke about the Borough's concern over the appearance and the location since it is the gateway to Rocky Hill. There is also a concern about the close proximity to residential areas and safety concerns involving a new connector drive. C. Pihokken stated that the Montgomery committee was unsure if another meeting would occur with the applicant prior to Planning Board review on November 14th. Ferreiro Engineering has been contracted by Rocky Hill to review this proposal. J. Yuchmow stated that a copy of the application material has been requested, there are additional concerns about the slope changes and storage of gasoline on site since 9 to 12 pumps are being considered and also because the proposed hours of operation will be 24 hours per day 7 days per week.

Open Public Comment Period: The meeting was opened to the public. Being that there were no comments, a motion was made and seconded to close the public comment period. The vote was 8-0 in favor. Motion carried.

Approval of Minutes:

July 12, 2005: Motion was made by P. Harris and R. Whitlock seconded the motion to approve the minutes of July 12, 2005. The vote was 8-0 in favor. Motion carried.

July 12, 2005 (closed session): Motion was made by J. Yuchmow and C. Cann seconded the motion to approve the closed session minutes of July 12, 2005. The vote was 8-0 in favor. Motion carried.

DISCUSSION: ZONING ORDINANCE REVIEW:

a) Review of Borough Well Head Ordinance upon referral from Borough Council.